



Town of Medway
Economic Development Committee Minutes
December 19, 2019 at 7:00 p.m.
Medway Town Hall
155 Village Street
Medway, MA 02053

MEMBERS PRESENT: Zach Knowlton, Vice Chair, Rich Di Iulio, Mark Schultz, Cassandra McKenzie, Jennifer Kendall (Remote Participation)

MEMBERS ABSENT: Keith Peden, Chair

ALSO PRESENT:

Barbara J. Saint Andre, Director, Community and Economic Development
Katherine Mitchell, Recording Secretary

Vice Chair Knowlton opened the meeting at 7:13 p.m., and Ms. Kendall was contacted to participate remotely via speakerphone.

New Business

Vice Chair Knowlton discussed the Short Term Goals for 2020, which Chair Peden has revised and forwarded to him. Vice Chair Knowlton stated additions and changes were made on the specifics of commercial real estate. The updated version will be discussed at the next meeting. Vice Chair Knowlton and Chair Keith Peden are reaching out to the owner of Medway Plaza on Route 109, and the owner of the land across the street from the plaza, to promote economic growth on those properties.

Outreach to owners of land available for commercial use – Mr. Knowlton stated that there are available commercial properties in town, which are opportunities to expand the commercial tax base. It is a high priority to get businesses in these available spaces. Mr. Knowlton would like to draft a short email to send to land owners through Ms. Saint Andre regarding partnering with them. Mr. Knowlton would like to compile a list of the owners to send this to. Mr. Knowlton mentioned there is a link on EDC Website with a list of available commercial real estate.

Mr. Di Iulio mentioned the use of the drive thru at the former McDonalds. Abandoned use is not applied in this instance because it was marketed. This was being questioned last meeting. Mark Schultz stated the Committee should understand the land owners' goals and determine how the Committee could help them. Mr. Di Iulio said it will be worth the time and effort to build a relationship with these owners.

Mr. Schultz was impressed with the analysis of commercial real estate in Medway versus other nearby Towns. Mr. Schultz questioned what brought the Exelon Power Generation Facility to Medway. Who/what brought them here? What aspects of the town were appealing to them? Mr. Schultz suggested figuring out what brought the Town's major businesses here. He suggested putting together a brochure to help business owners who may be considering coming to Medway. Mr. Knowlton added using the businesses that are here as references. Mr. Knowlton and Mr. Schultz agreed this brochure could influence business owners to come to Medway.

Potential Zoning Changes - Barbara Saint Andre

Ms. Saint Andre displayed the zoning map of Medway showing the available land in the Town. An informal group of staff meets periodically to review this map and the zoning by-laws. Ms. Saint Andre reviewed and discussed areas of zoning that could be improved. Mr. Schultz questioned if conservation areas were laid out on the map. Ms. Saint Andre stated No. Ms. Saint Andre thought the map would be interesting to share with the Committee, to give an image of the available areas within the Town.

Ms. Saint Andre stated any ideas or questions regarding zonings is always something that can be discussed in the Economic Development Committee. Mr. Di Iulio can bring any suggestions from the Economic Development Committee to the Planning and Economic Development Board.

Use of Economic Data- Zach Knowlton

Vice Chair Knowlton has a request out to 495/MetroWest Partnership for 2018-2019 data for Medway. Mr. Knowlton is in active dialogue and will reach back out in the beginning of the year. Mr. Knowlton stated there are a lot of reports on the web with case studies in the US (small rural towns) on how to attract businesses and plan economic growth. It may be helpful to contact people who were sources. This is a longer term goal for 2020. Different ideas including data or articles that are applicable can be shared with Committee. Some things that may not seem applicable, might set off a light bulb.

Cultural Activities - Jennifer Kendall

Ms. Kendall stated they are getting ready for Art Week. They are hoping this year's Art Week will be more successful and have a higher attendance. Art Week is two weekends in May, totaling 10 days. Their goal is to have Art Week affordable and accessible to all towns people while also have it interactive and engaging. She stated she would need to end her remote participation after concluding her report.

Planning and Economic Development Board- Rich Di Iulio

Mr. Di Iulio stated the Board is starting shortly on zoning by-law updates. The Board is currently working on a modification with Medway's first marijuana growth facility. There continues to be issues with noise and odor. The chillers on the roof generate noticeable noise to the residential neighborhood in the surrounding area. The Board is working on a solution to mitigate the issues. There was discussion of a cement pad for the equipment and encasement with sound proofing materials. The Board is in the final stages of permitting another marijuana growing facility across the street from the existing one.

Mr. Di Iulio discussed progress on Medway Plaza shopping center on Route 109. They are working on restriping the entire parking lot. Mr. Di Iulio also discussed major work to be done on three proposed multifamily developments – Evergreen Street, Village Street, and Broad Street (6 units of rental apartments).

Minutes Approval November 21, 2019

On a motion made by Rich Di Iulio; seconded by Mark Schultz, the Economic Development Committee voted 4-0 to approve the minutes of November 21, 2019 as presented.

Ms. Kendall was no longer participating remotely. All in favor, aye.

Next meeting January 16, 2020

On a motion made by Rich Di Iulio; seconded by Mark Schultz, the Economic Development Committee voted unanimously to adjourn at 8:09 p.m.

Respectfully submitted,

Katherine Mitchell, Recording Secretary

Reviewed and edited by
Barbara J. Saint Andre, Director, Community and Economic Development

List of Documents Reviewed at the Meeting

1. Medway Zoning Map